



Unique Business Opportunity Within Prime 'Steep Hill' Tourist Location

The Lincoln Imporium, 36 Steep Hill, Lincoln, LN2 1LU

Guide Price £50,000

For the Lease, Goodwill & Business Fixtures & Fittings (Plus Stock at Valuation)

We are delighted to offer this unique opportunity to acquire an exciting business opportunity currently in its infancy, but having potential to be developed in a number of retail and leisure areas. The current business has a fantastic website - <https://lincolnimporium.co.uk/>, which forms part of the sale of this business and interested parties should visit this website for further information on the existing business. The business is designed around the famous Lincoln Imp and its long-serving history and association with Lincoln Cathedral. The retail premises have been fitted out and equipped to a high-specification and all business fixtures and fittings are included in the sale. Further details are available on request.



The Lincoln Imporium, 36 Steep Hill, Lincoln, LN2 1LU



LOCATION

The property occupies a prime position on Steep Hill, famed for its eclectic mix of boutiques and restaurants and located within the main historic tourist district of Lincoln, providing a pedestrian link between Lincoln's High Street to the south and the Castle & Cathedral to the north. Steep Hill and Bailgate areas are very busy tourist attractions, with Lincoln having a population of around 130,000 residents, being a vibrant city, which in addition to its rich cultural history, has a gas growing University and other excellent facilities, resulting in Lincoln being a popular tourist destination and a great place to live.

DESCRIPTION

A Unique business opportunity within prime 'Steep Hill' tourist location - We are delighted to offer this unique opportunity to acquire an exciting business opportunity currently in its infancy, but having potential to be developed in a number of retail and leisure areas. The current business has a fantastic website - <https://lincolnimporium.co.uk/>, which forms part of the sale of this business and interested parties should visit this website for further information on the existing business. The business is designed around the famous Lincoln Imp and its long-serving history and association with Lincoln Cathedral.





The retail premises have been fitted out and equipped to a high-specification and all business fixtures and fittings are included in the sale. Further details are available on request.

ACCOMMODATION

The ground floor retail space (5m x 5.3m) is fully fitted with shelving and bespoke cabinets. From the sales area, there is access to a basement store (4.9m x 4.5m) and at first floor level, there is an office/store room (4.5m x 2.7m), together with a kitchen and WC compartment off.

In addition, there is a large first floor office/workshop area (extending to 6.2m x 5m maximum) which is currently used for both Imporium run craft workshops as well as being rented to other craft based businesses. It has potential as a rentable space for further income generation.

SERVICES

All mains electric and water are connected. Heating is fed by an electric boiler in the kitchen serving radiators throughout the accommodation.

EPC Rating - A (However, the property is Grade II Listed)

LEASE TERMS

The property is available by way of an assignment of the existing Lease, which expires on 30th September 2029 at an annual rent of £30,000. The Lease is a conventional internal repairing & insuring Lease and further details are available upon request.

BUSINESS RATES

Rateable Value - £15,750

Based on the Small Business Multiplier for Retail, Hospitality and Leisure uses, the rate payable for this current financial year are £6,016.50 (43.2 pence in the £. for 2026/2027).

VAT

VAT is not payable on the purchase price or the annual rent payable.

LEGAL COSTS

The Tenant is responsible for the Agent's referencing fee of £150 inc VAT, together with the reasonable legal costs associated with assigning the Lease. Further details are available on request.

A deposit may also be payable.

VIEWINGS

By prior appointment through Mundys Commercial – 01522 556088 or commercial@mundys.net





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 015 22 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

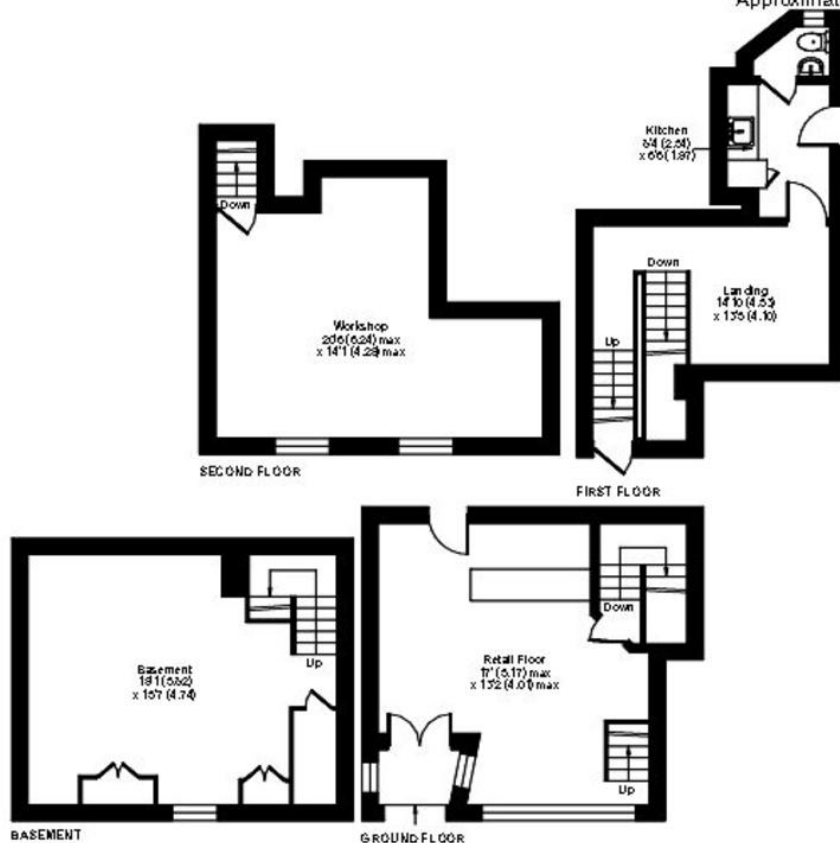




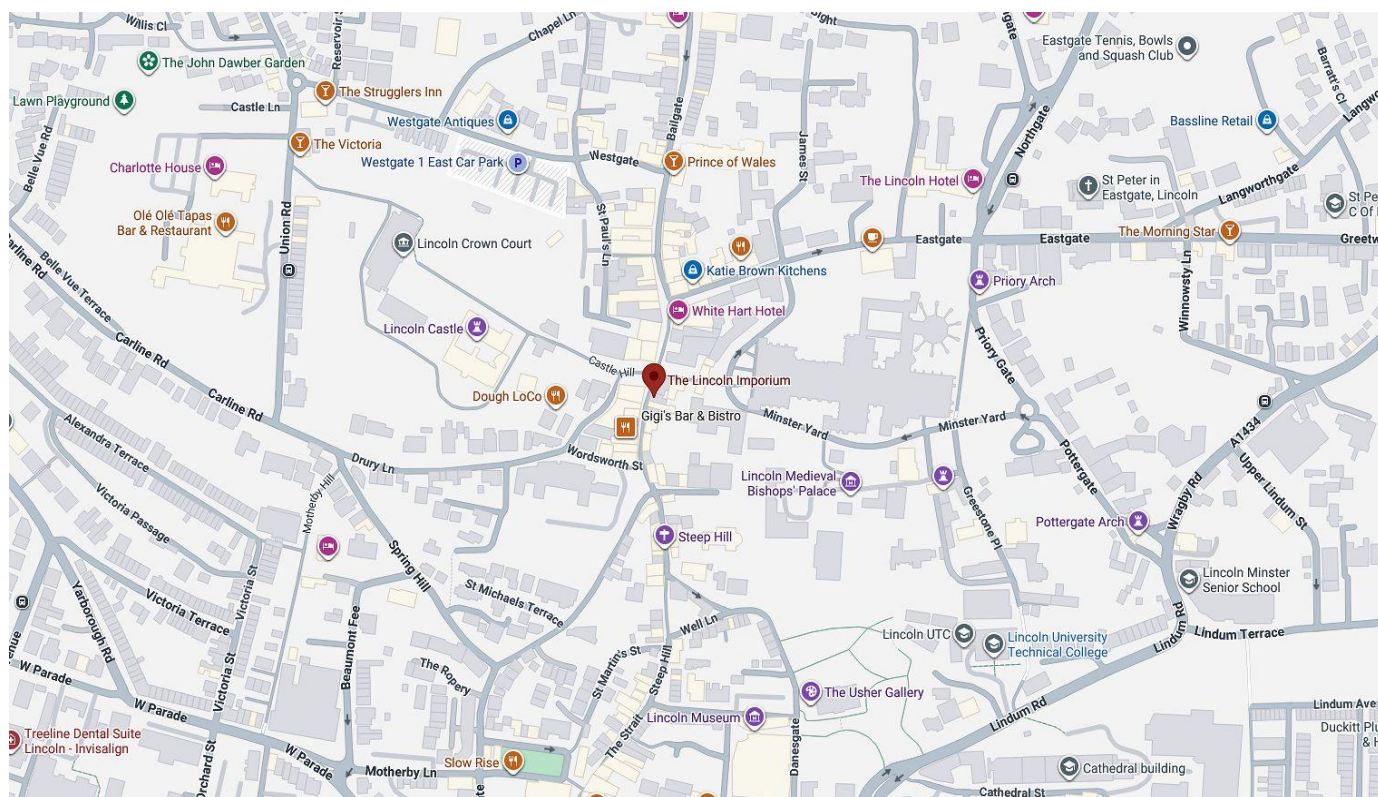
Steep Hill, Lincoln, LN2

Approximate Area = 1112 sq ft / 103.3 sq m

For identification only - not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © (iStockphoto) 2020. Produced for Taylor Ross. REF: 1612365



29-30 Silver Street

Lincoln
LN2 1AS

commercial@mundys.net

01522 556088

22 Queen Street

Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



www.mundys.net